



महाराष्ट्र शासन राजपत्र असाधारण भाग एक—कोकण विभागीय पुरवणी

वर्ष ५, अंक ७५]

शुक्रवार, फेब्रुवारी २१, २०१४/फाल्गुन २, शके १९३५

[पृष्ठे ३, किंमत : रुपये ११.००

असाधारण क्रमांक २५

प्राधिकृत प्रकाशन

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 21st February 2014

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPB. 4313/CR-39/2013/UD-11.— Whereas, the Regional Plan alongwith Development Control Regulations for the Mumbai Metropolitan Region (hereinafter referred to as “ the said Regional Plan”) has been sanctioned by the State Government in the Urban Development Department *vide* Notification No. TPS. 1297/1094/CR-116/97/UD-12, dated the 23rd September 1999, as per the provisions of section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the said Act ”), which has come into force with effect from the 1st December 1999 ;

And whereas, the State Government has formulated Housing Policy for the State of Maharashtra with the main objective of providing affordable housing for the poor and the needy ;

And whereas, in order to increase the housing stock through construction of rental housing units in large numbers in the Mumbai Metropolitan Region, the Government has appointed the Mumbai Metropolitan Region Development Authority (MMRDA) as the Project Implementing Agency for the Rental Housing Scheme in the Mumbai Metropolitan Region *vide* Notification No. TPS. 1208/MMR/CR-389/08/UD-12, dated 26th November 2008 and incorporated the Regulations for Rental Housing Scheme (hereinafter referred to as “ the said Regulations ”) in the Development Control Regulations for the said Regional Plan ;

And whereas, the Mill Workers previously employed in the Textile Mills in Greater Mumbai are consistently demanding houses, following closure of the said Textile Mills and whereas, the State Government is of the view that in larger public interest, it is desirable to earmark upto 50 per cent. tenements created under the Scheme of Rental Housing for allotment on ownership basis as affordable housing to the aforesaid class of Textile Mill Workers as well as such other categories of needy persons as may be decided by the Government from time to time.

(१)

And whereas, the Government accordingly, under the provisions contained in sub-section (3) of section 20 of the said Act, proposed certain modifications in the said Regulations for Rental Housing Scheme and published a Notice bearing even no. of dated 30th October 2013 which appeared in the *Maharashtra Government Gazette Extraordinary*, Part-I, Konkan Division Supplement, dated 7th November 2013 (hereinafter referred to as “the said Notice”), for inviting suggestions and/or objections in respect of modifications proposed in the Schedule to the said Notice (hereinafter referred to as “the proposed modification”) from the general public within 30 days from the date of publication of the said Notice in the *Official Gazette* and the Joint Director of Town Planning, Konkan Division, Konkan Bhavan, 3rd Floor, Navi Mumbai 400 614 was appointed as the officer (hereinafter referred to as “the said Officer”) by the Government to hear suggestions and/or objections which may be received within the aforesaid prescribed period and submit his report to the Government.

And whereas, after considering the report submitted by the said Officer and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that, the proposed modification needs to be sanctioned.

Now, therefore, in exercise of the powers conferred under sub-section (4) of section 20 of the said Act, the State Government hereby :—

(A) Sanctions, the proposed modification published *vide* the said Notice dated 30th October 2013 in respect of the said Regulations for Rental Housing Scheme as described more specifically in the Schedule appended hereto, and for that purpose modifies the Notification dated 23rd September 1999 sanctioning the said Regional Plan.

(B) Fixes the date of publication of this Notification in the *Official Gazette* as date of coming into force of this modification.

A copy of the sanctioned modification in respect of the said Regulations for Development of Rental Housing Scheme in area under the Mumbai Metropolitan Regional Plan shall be kept open for inspection by the general public in the offices of the following Officers in Mumbai Metropolitan Region for one month :—

(1) The Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra-Kurla Complex, Bandra (E.), Mumbai.

(2) The Joint Director of Town Planning, Konkan Division, Konkan Bhavan, 3rd Floor, Navi Mumbai 400 614.

(3) The Collector, Thane.

(4) The Collector, Raigad.

(5) Assistant Director of Town Planning, Thane Branch, Collector Office, Court Naka, Thane.

(6) Assistant Director of Town Planning, Alibag Branch, Nirdhar Tilak Chowk, Alibag, Dist. Raigad.

This Notification shall also be available on the Government web site www.maharashtra.gov.in.

Schedule

(Accompaniment to Notification No. TPB. 4313/172/CR-39 /2013/UD-11, dated 21st February 2014)

Sanctioned modification in the Regulations sanctioned *vide* Notification No. TPS. 1208/MMR/CR-389/08/UD-12, dated 26th November 2008.

(A) (i) In the Annexure-A of the aforesaid Notification dated 26th November 2008 after Sub-Regulation (II), the following proviso is added —

“ *Provided that MMRDA may allow amalgamation of the tenements created under a Rental Housing Project, in accordance with the guidelines issued by the State Government in this regard.*”

(ii) In the Annexure-A of the aforesaid Notification dated 26th November 2008 after Sub-Regulation (VI), the following new Sub-Regulation (VII) is added —

*“Notwithstanding anything contained in these regulations, the Government may direct MMRDA to earmark upto 50 per cent. tenements, created under various projects sanctioned under the Scheme of Rental Housing, for allotment on ownership basis as affordable housing, in accordance with the guidelines laid down by the Government in this regard, which shall, **inter alia**, govern the price of such tenements and the class of allottees.”*

(B) (i) In the Annexure-B of the aforesaid Notification dated 26th November 2008 after Sub-Regulation (II), the following proviso is added —

“Provided that MMRDA may allow amalgamation of the tenements created under a Rental Housing Project, in accordance with the guidelines issued by the State Government in this regard.”

(ii) In the Annexure-B of the aforesaid Notification dated 26th November 2008 after Sub-Regulation (IV), the following new Sub-Regulation (V) is added :—

*“Notwithstanding anything contained in these regulations, the Government may direct MMRDA to earmark upto 50 per cent. tenements, created under various projects sanctioned under the Scheme of Rental Housing, for allotment on ownership basis as affordable housing, in accordance with the guidelines laid down by the Government in this regard, which shall, **inter alia**, govern the price of such tenements and the class of allottees.”*

By order and in the name of the Governor of Maharashtra,

SANJAY BANAIT,
Under Secretary to Government.